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ARCHITECTURE

October 8, 2024

Brad C. Norris, PE
Project Management Supervisor, Engineering
North Carolina Department of Public Safety
512 N. Salisbury Street, Floor 2
Raleigh, NC 27699-4201
brad.norris@ncdps.gov

**Re: North Carolina Alcohol & Beverage Commission Warehouse
SCO Project No.: TBD**

Dear Brad:

Thank you for the opportunity to submit our proposal to provide Advanced Planning Services on the above referenced project.

1. SCOPE

MPS Architects, P.C. (MPS) understands that this project will be a newly constructed warehouse and distribution facility with a fully automated storage, handling and inventory management system. Our services will also include site analysis and evaluation to select the most appropriate location and site considering and prioritizing the feasibility of development for the successful operation of the ABC facility. The assumed building area is understood to be a total of 600,000 SF, with approximately 450,000 SF being occupied initially and the balance 150,000 SF to be allocated space for future expansion. In addition, the project scope will include a proposed fuel center and truck maintenance building. All necessary components of the site design and construction will be included to provide optimal access, function and flow to support the ABC distribution function. It is our understanding that the prospective sites are undeveloped locations with no existing buildings, and a full site analysis will be required by the team. All necessary components of security for the site, building and distribution function are also included in the project scope.

A primary objective of the project in addition to the site selection process, design and construction of the building is to provide the facility with the most appropriate automated storage, handling and inventory management system to maximize the efficiency of the ABC distribution process. The project will be funded with State of North Carolina funds and shall comply with the Performance Standards for Sustainable, Energy-Efficient Public Buildings (Article 8C). MPS and our consultant team, together with the selected ASRS/MHE integrator, will provide an Advanced Planning document in accordance with the North Carolina State Construction Advanced Planning document requirements.

It is our understanding that the completion of Advanced Planning Services is to also verify and validate the budget appropriations necessary for the complete project delivery.

2. DESIGN FEE BREAKDOWN

A. Define all project budget components **\$12,000 (1%)**

1. Total Project Budget Funds less:
2. Reserve funds for equipment, utilities, landscaping, communications, special inspections, site acquisition costs, etc.
3. Owner Construction Contingency for change orders, testing, soils, survey.
4. Design Fees for advanced planning fees, additional services - programming, CMR contract, models, presentations, etc.
5. Construction Funds Available (CFA) is the remaining funds available to award a contract.

B. Provide a detailed space program to identify the primary users and spaces planned for the facility. The program will allow an early test of the project budget assumptions allowing adjustments to be made prior to starting the schematic design phase. The space program should include individual room square footages, primary adjacencies, and special requirements (MEP, equipment, structural loading, etc.). **\$380,500 (32%)**

- At the Owner's request, MPS is including Automated Storage Retrieval Systems (ASRS) consulting services from qualified integrators. Those services for the Advanced Planning Phase will include equipment consultation to meet Owner's specific requirements, budget analysis, system integration into the design of the building and structural components. Inclusion of a consulting proposal from a specific ASRS vendor/integrator as part of this package is not intended to imply a contractual relationship with the vendor. This component of the project will be publicly advertised and bid as the design is finalized as part of basic services.
- MPS has included a maximum of three visits to comparable beverage storage facilities as selected by the Owner.

C. Advance Planning for Sustainable, Energy Efficient Bldgs per GS 143-135.35-40 **\$265,700 (21%)**

1. All State projects that require compliance with the Performance Standards for Sustainable, Energy-Efficient Public Buildings (Article 8C) shall require that the Project Team identify the following items in the initial project phase:
 - a) Construction cost/estimating
 - b) Design fee
 - c) Commissioning cost
2. MPS will submit written project criteria, design recommendations and rationale that led to our design recommendations to the SCO for the following programming phase design decisions:
 - a) Identify and review potential energy and water conservation strategies for the building type and location.
 - b) Evaluate building geometry, daylighting depth and site development implications for north and south exposure.
3. A checklist to assist design team with commissioning requirements of energy and water efficient buildings is available in the drop-down menu under "Forms" on the State Construction website. (Sustainable, Energy Efficient Buildings, GS 143.135.35 - .40, Commissioning Guidelines)

D.	Establish a preliminary project schedule to identify milestone design and construction delivery dates. The schedule should include owner and regulatory review times and any special start or phasing requirements. Provide a master schedule if the outcome of this project is contingent upon the starting or completion of other related projects.	\$48,200 (4%)
E.	Integrate Facilities Condition Assessment Program recommendations and Department of Insurance inspection reports for code compliance and life safety.	N/A
F.	Evaluate prospective site(s) for regulatory constraints (zoning, use, etc.) physical characteristics, historic and environmental issues, subsurface investigations, flood plain, etc.	\$495,300 (42%)
	<ul style="list-style-type: none"> At the Owner's request, MPS is soliciting the site selection services in partnership with JLL. Those services for the Advanced Planning Phase will include identifying potential sites, demographic analysis, site evaluations, coordination with the design team. JLL will enter into a separate agreement directly with the State/ABC Commission for the acquisition of the site. This project will include multiple test fits and site analysis prior to and after the market analysis to establish the project scope and budget to meet State budget deadlines. The study will factor in the ongoing masterplan and review site access as identified in the site selection collaboration process with JLL and the civil engineer. 	
G.	"Net Savings Required" Cost Analysis per GS 143-135.37(a1)	N/A

3. SCHEDULE

Anticipated Advanced Planning Phase Duration: 4 months generally as outlined below:

- Kickoff Meeting
- ASRS Feasibility Study Meeting
- Establish Building Footprint
- Proposed Site Visits
- Site Analysis and Logistics Review
- Establish Anticipated Construction Budget
- Present Site/Budget Analysis to SCO

4. OWNER RESPONSIBILITIES

This proposal is written based on CM at Risk Delivery Method.

5. COST OF WORK

This proposal is based on an estimated total project budget of \$300,000,000 with anticipated building and site construction costs to be approximately 1/3 of the total budget. The balance of the budget is expected to include the ASRS and material handling equipment, soft costs, etc.

6. COMPENSATION

Based on the above scope of services, we propose to provide Advanced Planning services based on estimated time and effort of the MPS/JLL Team. All consultant fees below include a 15% markup.

Basic Fees by Discipline	Total
Architectural	\$583,170.00
Mechanical, Electrical, Plumbing, Fire Protection Engineers	\$78,200.00
Structural Engineers	\$46,000.00
Civil Engineers	\$71,875.00
JLL Site Selection/Consultation	\$157,205.00
ASRS Consultation Logistics	\$270,250.00
Total	\$1,206,700.00

Reimbursable Expenses

Reimbursable expenses for travel and printing are included in the compensation listed above.

7. ACCEPTANCE

If this proposal is acceptable to you, please sign the enclosed copy and return it to us for our files. Thank you again for the opportunity to collaborate with you.

We look forward to collaborating with you on this project. If you have any questions about this proposal, please do not hesitate to contact me at 704.661.6217.

Sincerely,



Scott K. Hinson, AIA
Principal – Commercial Practice Leader

cc: file

Accepted this _____ day of _____, 2024.

Signature _____

Printed _____

Attachments:

JLL – Cost Estimating/Equipment Consulting – 10.2.2024
JLL – Site Selection Analysis – 10.4.2024
Seamon Whiteside Proposal – 10.3.2024
Bennett & Pless Proposal – 10.2.2024
SKA Consulting Engineers Proposal – 10.3.2024
DMW&H Consultation Proposal – 10.4.2024